



17 Shepherds Close, Wantage, OX12 0NX

Guide Price £260,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS

## The Property

This two-bedroom mid-terrace coming to market benefits from a garage in a nearby block and an extra room in a converted loft and is situated close to local shops and amenities.

The accommodation comprises an entrance porch leading into a sizable sitting room. To the rear of the property, the kitchen has a range of wall and floor units, an integrated oven, hob and extractor, breakfast bar and a door providing access to the rear garden.

To the first floor are two good-sized bedrooms with storage space, a family bathroom with a shower over the bath and a further room in the loft accessed via a separate set of stairs. To the front, the property faces onto an open green. The rear garden has a patio area and lawn with a rear access gate to the garage block.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artx, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





## Key Features

- Two double bedrooms
- Front and rear garden
- Garage in a block
- Converted loft room
- Family bathroom
- Overlooking green space
- Council tax band: C, EPC: C

## The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping, leisure and sporting facilities. It is also has good road access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot c.9 miles to London Paddington c.40 minutes.

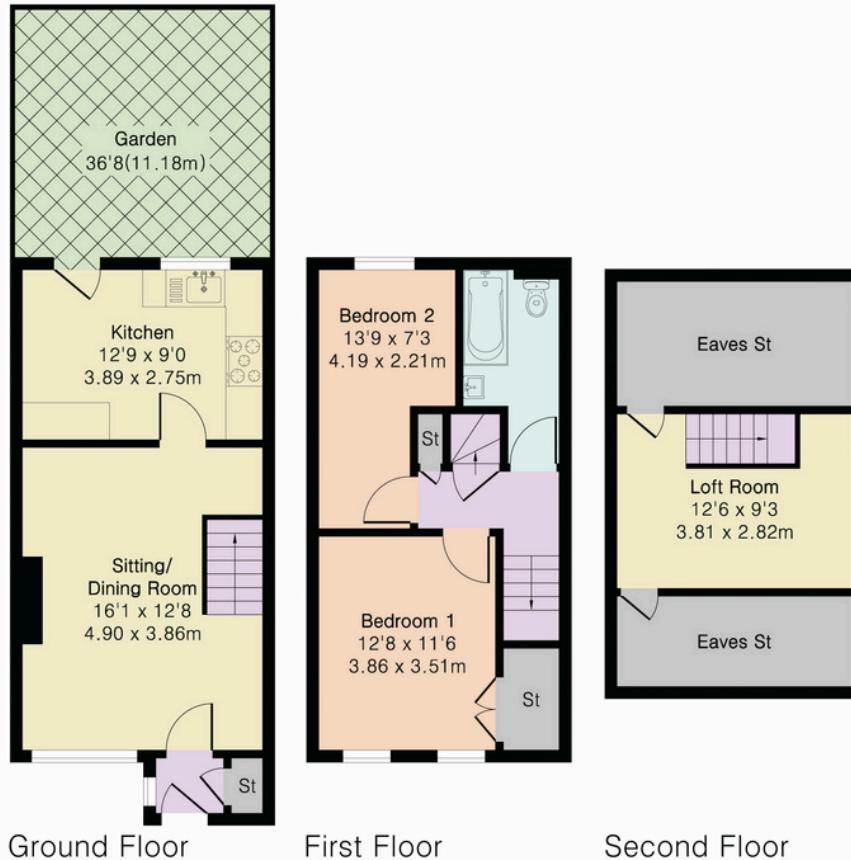


## Approximate Gross Internal Area 787 sq ft - 73 sq m

Ground Floor Area 345 sq ft - 32 sq m

First Floor Area 326 sq ft - 30 sq m

Second Floor Area 116 sq ft - 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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